

**HOT TOPICS FOR LOCAL GOVERNMENT OFFICIALS ANNUAL
REDEVELOPMENT PROGRAM SERIES**

**THE ABCs OF CRAS: COMMUNITY REDEVELOPMENT
AGENCY BASICS**

**January 25, 2008
Coconut Creek Community Center**

AGENDA

As more and more local governments in Southeast Florida consider formal redevelopment activity, and as those already engaged in planning for redevelopment or implementing redevelopment plans seek viable approaches to getting underway or moving forward, it is time to pause for a moment, take an “education” break, and focus on the basics.

This Hot Topics seminar has been designed for newly elected or appointed officials, or those unfamiliar with the “nuts and bolts” of the establishment and operation of a Community Redevelopment Agency (CRA). It provides a “crash” course in the basics of redevelopment under Chapter 163 of the Florida Statutes. The course also addresses the concerns of planners, attorneys, bankers, citizens and other stakeholders who need to learn more about the basics of government-fostered redevelopment. In addition, presentations will cover the current controversy over the use of eminent domain arising out of new legislation from the 2006 Legislative session, as well as real property tax and CRA finance issues from the 2007 legislative session and the Strand v. Escambia County Florida Supreme Court decision holding that referendum approval is necessary prior to the issuance of tax increment finance (TIF) bonds.

AGENDA

- 8:00 a.m. Registration/Continental Breakfast
- 8:30 a.m. Welcome/Introduction
Sarah Shannon, Director, John Scott Dailey Florida Institute of
Government at FAU
- Frank Schnidman, Senior Fellow, FAU Center for Urban and
Environmental Solutions, and IOG Hot Topics Seminar Chair

8:45 a.m. Law, Process and Money

Moderator: Frank Schnidman

The Law: Chapter 163 Requirements

- Speaker: Samuel S. Goren, Goren, Cherof, Doody & Ezrol, P.A.
Fort Lauderdale

The Plan: Chapter 163 Requirements

- Speaker: Stephen Zelkowitz, Gray Robinson, Fort Lauderdale

Financing Redevelopment

James Carras, Principal, Carras Community Investments, Inc./ Adjunct Professor,
FAU Department of Urban and Regional Planning

10:15 a.m. Break

10:30 a.m. Implementing the CRA Plan: Issues and Options for Dealing with the
New Eminent Domain, Property Tax and Tax Increment Finance Bonding
Restrictions

Moderator: Frank Schnidman

Speakers:

- Charles Siemon, Siemon & Larsen, Boca Raton
- Jeff Oris, Community Development Director, Martin County

11:30 a.m. CRA Case Studies: Challenges Faced and Experience Gained in
Establishing and Operating a CRA

Moderator: Stan Brown, Ambit Marketing, Fort Lauderdale

Panelists:

- Diane Colonna, CRA Executive Director, City of Delray Beach
- Floyd Johnson, CRA Executive Director, City of Riviera Beach

12:15 p.m. Adjourn

Written questions submitted by participants will be addressed as time permits.